London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

An application to determine if prior approval is required for a proposed:

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	325-331
Address line 1	Long Lane
Address line 2	Hillingdon
Address line 3	
Town/city	Uxbridge
Postcode	UB10 9JU

Description of site location must be completed if postcode is not known:

Easting (x)	507612
Northing (y)	184805

Description

2. Applicant Details

Title	
First name	
Surname	Smart Investment London Ltd
Company name	Smart Investment London Ltd
Address line 1	325-331, Long Lane
Address line 2	Hillingdon
Address line 3	

2. Applicant Details

Town/city	Uxbridge
Country	
Postcode	UB10 9JU

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Patrick
Surname	Urbanski
Company name	PU Architect
Address line 1	17a Capel Road
Address line 2	
Address line 3	
Town/city	Watford
Country	
Postcode	WD19 4FE
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? ◉ Yes ○ No

Is any part of the land, site or building:
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

○ Yes ◉ No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

This statement forms part of the proposed conversion of the existing office space ancillary to car showroom (B1) to residential use (C1) . The existing car showroom has offices located in both buildings over existing ground floor car showrooms. Due to the limited use of existing offices on first and second floor we

5. Description of Proposed Works, Impacts and Risks

propose to convert them to residential use (C1) to add new units to existing pattern of flats within the borough. The proposed units are well designed and ideally located with close proximity to the local shops and Hillingdon tube station.

What will be the net increase in dwellinghouses? This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.	12

Please provide details of any transport and highways impacts and how these will be mitigated:

There is no additional transport and highways impact, currently the site is used as offices and car showroom with more than 50 car bays and plenty of space on site to the front an back. The site is served by wide roads and is with close proximity to the public transport.

The Transport for London Access Level (PTAL) output for the Base Year for 325 - 331 Long Lane is 3, which sets it at good level of public transport accessibility. Hillingdon Station is located approximately 5min walk north of the site and is served by Metropolitan and Piccadilly lines providing quick access to the central London. The station is in Travelcard Zone 6.

Transport for London Time Mapping (TIM) Time output for Base Year in this area of town is <15mins.

Access Level (PTAL) and London Time Mapping (TIM) has been provided.

Please provide details of any contamination risks and how these will be mitigated:

There is no contamination risks on site, currently used as offices only.

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Site is located in flood zone 1, an area with a low probability of flooding and the site is less than 1 hectare and not affected by other sources of flooding.

Flood map for planning has been provided.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

There is no impact from commercial premises on the intended occupiers of the development. The only present use is car showroom on ground floor. The site is located immediately adjacent to the existing Maple Court housing association and new coming flats to the south of the site.

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	unregistered

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ○ Yes ◉ No

7. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ◉ Yes ○ No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	55	55	0
Cycle Spaces	0	12	12
Residential only off-street parking	0	12	12

8. Occupation Status

Please indicate the occupation status of the office in question

○ Vacant ◉ Partially vacant ○ Occupied

9. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? ◉ Yes ○ No

Please add details of the charging points.
Active charging points: Fully installed and ready to use.
Passive charging points: Electrical infrastructure/capacity in place to allow charging points to be installed.

Charging points	Active	Passive
Slow charging points (under 7 kw)	4	0
Total charging points	4	0

10. Superseded consents

Does this proposal supersede any existing consent(s)? ○ Yes ◉ No

11. Development Dates

When are the building works expected to commence?

Month: January

Year: 2021

When are the building works expected to be complete?

Month: May

Year: 2021

12. Scheme and Developer Information

Scheme Name

Does the scheme have a name? ○ Yes ◉ No

Developer Information

Has a lead developer been assigned? ◉ Yes ○ No

Please enter the company name: Smart Investment London Ltd

Is the lead developer a registered company in the UK?

◉ Yes
○ Registered in another country
○ No

Please provide registered company number (at Companies House): 11625885

13. Residential Units

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? ◉ Yes ○ No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

13. Residential Units

Units Gained											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Flat, Apartment or Maisonette	12	Market for Rent	28	1	1						

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?	Private
Total number of residential units proposed	12
Total residential GIA (Gross Internal Floor Area) gained	336

14. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
B1(a) - Office (other than A2)	760.7	332.9	0
C3 - Dwellinghouses	0	0	234.3
Total	760.7	332.9	234.3

15. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? ◉ Yes ○ No

16. Utilities

Water and gas connections

Number of new water connections required	1
Number of new gas connections required	1

Fire safety

Is a fire suppression system proposed? ○ Yes ◉ No

Internet connections

Number of residential units to be served by full fibre internet connections	12
Number of non-residential units to be served by full fibre internet connections	0

Mobile networks

Has consultation with mobile network operators been carried out? ○ Yes ◉ No

17. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation? ○ Yes ◉ No

Heat pumps

Will the proposal provide any heat pumps? ○ Yes ◉ No

Solar energy

Does the proposal include solar energy of any kind? ○ Yes ◉ No

Passive cooling units

Number of proposed residential units with passive cooling	12

Emissions

NOx total annual emissions (Kilograms)	0
Particulate matter (PM) total annual emissions (Kilograms)	0

Greenhouse gas emission reductions

Will greenhouse gas emissions be reduced by a level exceeding that specified by Part L of The Building Regulations? ○ Yes ◉ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)	0.00

Urban Greening Factor

Please enter the Urban Greening Factor score	0.10

Residential units with electrical heating

Number of proposed residential units with electrical heating	0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled	20

18. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	16/11/2020